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# NEWS

## EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

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Environmental Affairs Secretary James S. Hoyte today called for further examination of environmental concerns as he accepted the draft environmental impact report prepared by the developers of the proposed Fan Piers/Pier 4 Project on the Boston waterfront. Hoyte noted that the project is receiving a careful environmental impact review under the Massachusetts Environmental Policy Act (MEPA) and under the Ch. 91 tidelands licensing law as well. The Ch. 91 law requires that any development in a tidelands area must serve a public purpose and must ensure that public benefits outweigh any public detriment. Hoyte said, "This is a large project that will have both environmental impacts and public use impacts. We need to be sure that all the issues are examined." Hoyte added, "In addition, because this proposed development is the size of a small city, we are evaluating environmental impacts within the context of other possible developments in the area. We need to be sure that this project will not use water and sewer services or utilities to such an extent that other future developments will be limited." Hoyte concluded, "We want to understand everything we can about the project--how it will fit into the community, its use and its impact on future uses of the Harbor."

In the EIR Hoyte commented that developers HBC Associates/Tthe Boston Mariner had prepared an exceptionally thorough review of the size, scope and potential impacts of their project, but that there were outstanding environmental concerns to be addressed in further detail and include: careful consideration of the serious traffic and public transportation impacts that such a project will raise and how

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their effects will be dealt with; the implications for an already overloaded water and sewer delivery system that may, as a result of this project and others underway, result in a reconstructed system that will be overtaxed even as new facilities open by 1995; the need for continued public access to the waterfront and the need for meeting public purposes as defined in the state's Ch. 91 tidelands law; consideration of excessive demands on electric and natural gas resources in the South Boston area; and the need to ensure a more mixed income housing plan as the developers have already ensured for local small businesses.

Hoyte, in issuing his MEPA certificate today, also called for creating a special advisory group of those public and private officials and organizations that will be charged with developing and accepting solutions to these environmental issues to jointly review plans and proposals to ensure cooperative and cohesive resolutions so that the project can take place within an appropriate context.

The draft EIR was submitted under law by the developers to Secretary Hoyte for environmental impact review. They must now file a final EIR that will address Hoyte's concerns before they can move ahead with the project.

The Fan Piers/Pier 4 project represents a major expansion of the Financial District uses across the Fort Point Channel into South Boston. It will be almost a city within a city and is expected to serve as a nucleus and stimulant for other major developments in the area and will determine the character and use of this part of Boston into the 21st century.

Hoyte notes in his MEPA certificate, "Boston Harbor is the premier natural resource of urban eastern Massachusetts. Historically it fostered the foundation of the City...and more recently hosted a dramatic rebirth of mixed waterfront uses. It is a goal of both the City and the Commonwealth to encourage this renaissance, to support it through appropriate public investments, and most important, to assure that new development on the waterfront serves the public and respects those public rights of access and use so important to the future of Boston Harbor."

